



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

NOVEMBER 6, 2024, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Clifford Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Vince Hogge, City Engineer; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Terrence Dela Pena, Finance/Management Analyst; Brandon Larson, Planning Director; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Brooke Clark, Deputy Recorder; David Salazar, Assistant City Engineer; Jeff Weber, Fleet & Facilities/Operations Director; Zac Hilton, Streets and Storm Drain/Parks and Recreation Manager; Brad Hickman, Public Works Director; Bryce McRae, Engineer in Training; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder; Angela Valenzuela, Human Resources Manager; and Gina Olsen, Deputy Recorder.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:07 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Eagle Mountain East Retail Concept Plan

[The recording of the discussion can be found online here at 00:00:01.](#)

Planner Steven Lehmitz presented the item, and applicants Lewis Swain and Cortni Chandler addressed the Council regarding the item. The concept plan covers 7.59 acres of a 27.35-acre parcel, located at the northeast corner of SR-73 and Spring Run Parkway, Utah County Parcel Number 58:033:0628. The remainder of the parcel is being proposed with more general uses at this time. Eagle Mountain Municipal Code Section 17.100.040 requires parcels larger than 5 acres receive master site plan approval prior to any individual sites being approved. The applicant will return with a master site plan application at a later date.

1.B. PRESENTATION – Utah Inland Port Authority

[The recording of the discussion can be found online here at 00:33:46.](#)

Scott Wolford and Jenna Draper with the Utah Inland Port Authority presented information to the Council on inland ports and how the Utah Inland Port Authority operates.

1.C. DISCUSSION – Moderate Income Housing Strategy 5

[The recording of the discussion can be found online here at 01:09:57.](#)

Planner Elizabeth Fewkes presented the item. In 2023, Eagle Mountain City amended the General Plan to adopt strategies for Moderate-Income Housing in accordance with Utah State Code Section 10-9a-403. Strategy 5 directs the adoption of a land use ordinance requiring 10% or more of new residential development in certain residential zones to be dedicated to moderate-income housing. The City Council has set a deadline of December 31, 2024, to adopt this ordinance. Staff has researched and presented options for implementing Strategy 5, incorporating feedback received from the Council on September 17, 2024, and the Planning Commission on September 24, 2024.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Burnham moved to adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:58:58.](#)

The meeting was adjourned at 6:08 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:09 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Gray led the Pledge of Allegiance.

MOTION: *Councilmember Gray moved to fix the time to adjourn the meeting at 9:00 PM. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:01:57.](#)

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

[The recording of the public comments can be found online here at 02:03:30.](#)

Mayor Westmoreland opened the public comment period at 7:12 PM.

The following individuals submitted written comments for the public comment period: Jennifer Webb and Laura Whitney.

Mayor Westmoreland closed the public comment period at 7:13 PM.

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the Mayor and Councilmember comments can be found online here at 02:04:28.](#)

The Mayor and Councilmembers offered comments to the public.

CONSENT AGENDA

9. BOND RELEASES

- 9.A. Overland Village 2 Phase A, Plat 2 – Into Warranty
- 9.B. Deer Haven – Out of Warranty
- 9.C. Overland Phase D, Plat 1 – Out of Warranty
- 9.D. Simpson Hollow Plat 5 – Out of Warranty

10. MINUTES

- 10.A. October 15, 2024 Minutes – Regular City Council Meeting
- 10.B. October 24, 2024 Minutes – Special City Council Meeting

11. PRELIMINARY PLATS & SITE PLANS

- 11.A. SITE PLAN – Strides Pediatric Therapy

12. RESOLUTIONS

- 12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing the Eagle Mountain City Manager Effective December 30, 2024, and Approving an Agreement for City Manager Services.

- 12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Impact Signs for Six Wayfinding Signs.
- 12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Towns at Brylee Farms Development Agreement.

MOTION: *Councilmember Clark moved to approve the Consent Agenda. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:13:59.](#)

SCHEDULED ITEMS

13. ORDINANCES/PUBLIC HEARINGS

- 13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions and Enacting Chapter 17.59 Easements.

[The recording of the discussion can be found online here at 02:14:40.](#)

Planner Steven Lehmitz presented the item. The proposed code amendment adds the definition of an easement and proposes EMMC 17.59 as a new chapter that establishes standards related to easements. This item was tabled at the October 15, 2024 City Council meeting, where the public hearing was continued.

Mayor Westmoreland called for public comments. As there were no comments, he closed the public hearing at 7:24 PM.

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions and Enacting Chapter 17.59 Easements. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:16:20.](#)

14. RESOLUTIONS

- 14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Facilities Master Plan.

[The recording of the discussion can be found online here at 02:17:45.](#)

Scott Holmes and Matt Green with Galloway presented the proposed Facilities Master Plan. The plan is a comprehensive assessment and road map for future development and upgrades across multiple City facilities and services.

MOTION: *Councilmember Burnham moved to approve a Resolution of Eagle Mountain City, Utah, accepting the Galloway report as a guideline for future adoption of the Eagle Mountain City Facilities Master Plan. The motion died for a lack of a second.*

[The recording of the motion can be found online here at 03:14:45.](#)

AMENDED MOTION: *Councilmember Wright moved to table a Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Facilities Master Plan until after the Strategic Planning Conference. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:24:00.](#)

- 14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Public Art Plan.

[The recording of the discussion can be found online here at 03:26:39.](#)

Grants Coordinator/Management Analyst Natalie Winterton presented the item. The proposed resolution adopts the Eagle Mountain City Public Art Plan. This plan will serve to communicate the goals, vision, and intent of the City for public art, and help guide the future financial investments of the City.

MOTION: *Councilmember Wright moved to approve a Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Public Art Plan. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:41:08.](#)

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

[The recording of the discussion can be found online here at 03:41:41.](#)

Director of Legislative Affairs Clifford Strachan presented updates to the Legislative Priorities List.

MOTION: *Councilmember Gray moved to add a review of Eagle Mountain Municipal Code Chapter 17.25 Residential Zones to the Legislative Priorities List. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:43:22.](#)

16. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

[The recording of the Mayor and Councilmember comments and reports can be found online here at 03:49:24.](#)

The Mayor and Council offered comments and reports on committees to which they are assigned as liaisons.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 8:58 PM. Councilmember Wright seconded the motion.*

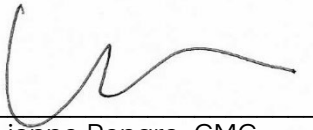
Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:50:02.](#)

The meeting was adjourned at 8:58 PM.

Approved by the City Council on November 19, 2024.



Lianne Pengra, CMC
Chief Deputy Recorder

